

\$349,900 - 8203 99 Street, Grande Prairie

MLS® #A2253234

\$349,900

4 Bedroom, 2.00 Bathroom, 866 sqft

Residential on 0.17 Acres

Patterson Place., Grande Prairie, Alberta

Welcome to this charming bi-level home, perfectly nestled in a quiet loop across from a beautiful park in Patterson, an ideal location for families! This inviting home features a single attached garage, air conditioning, newer shingles, paint & flooring all in a spacious layout designed for both comfort and functionality. Step into the bright living room, where a large window fills the space with natural light. The updated kitchen boasts newer stainless steel appliances and flows seamlessly into a cozy dining nook, perfect for family meals. From here, access the backyard oasis complete with a wood deck, a covered pergola for shaded relaxation, and a separate stairway leading to a fenced-off dog run, great for your furry friends! There's also enclosed storage under the deck and a fire pit area, ideal for evenings under the stars. On the main floor, you'll find two good sized bedrooms and a full bathroom. Downstairs, the spacious primary suite includes a 3 piece ensuite & walk-in closet, with a fourth bedroom nearby and convenient access to the garage. This home truly has it all with space, updates, and a family-friendly location you'll love! Book your showing today!

Built in 1973

Essential Information

MLS® # A2253234

Price \$349,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	866
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	8203 99 Street
Subdivision	Patterson Place.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3T9

Amenities

Parking Spaces	5
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Dog Run Fenced In, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	6
Zoning	RG

Listing Details

Listing Office	RE/MAX Grande Prairie
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